



Memorandum

TO: Historic Landmarks Commission **FROM:** Courtney Damkroger

SUBJECT: SEE BELOW

DATE: November 20, 2003

SUBJECT: RECOMMENDATIONS TO THE CITY COUNCIL REGARDING PDC 02-086 PLANNED DEVELOPMENT REZONING FROM IP-INDUSTRIAL PARK TO IP (PD) PLANNED DEVELOPMENT FOR LOWE'S HOME IMPROVEMENT WAREHOUSE LOCATED AT THE SOUTHEAST CORNER OF BLOSSOM HILL AND COTTLE ROADS

RECOMMENDATION

Staff is recommending that the Historic Landmarks Commission approve the appointment of one or more representatives to speak on behalf of the Commission at the December 2, 2003 City Council meeting and any other meetings related to the issue.

BACKGROUND

At the September 3, 2003 Historic Landmarks Commission meeting, the Commission recommended that a comment letter on the Lowe's Home Improvement Warehouse Draft Environmental Impact Report be composed, signed by the Chairman and submitted to the Director of Planning. On September 18, 2003 the Chairman signed and submitted the comment letter to the Director. At the October 1, 2003 Historic Landmarks Commission meeting, the Commission voted to authorize Vice Chair Polcyn and Chair Sciara to represent the HLC at the Planning Commission Hearing to comment on the DEIR.

At the November 19, 2003 Planning Commission meeting, the Commission certified the Environmental Impact Report for the Lowe's Planned Development Rezoning from IP Industrial Park Zoning District to IP (PD) Planned Development Zoning District to demolish IBM Research Building 025 and remove 156 ordinance-sized trees from the site to allow the development of up to 222,673 square-feet of commercial uses on an 18.75 gross-acre site. The Commission also recommended (6-1, Commissioner Zamora opposed) that the City Council conditionally approve the subject Planned Development Rezoning with the following conditions of approval:

1. Preserve the majority of Building 025 and involve the Historic Landmarks Commission in assessing the project's site design.
2. Reduce the overall on-site parking from 855 parking spaces to approximately 500 parking spaces.
3. Preserve as many trees as possible.

The Commission also noted the need to have a complete citywide inventory of all industrial buildings, in particular, the early hi-tech era of San Jose and the Silicon Valley.

Given the involvement of the Historic Landmarks Commission in the ongoing discussions regarding the approval for this project, it is appropriate for Commissioners to comment at this special meeting so that the appointed representative can speak on their behalf at the December 2, 2003 City Council meeting and any other meetings related to the issue.

Courtney Damkroger
Historic Preservation Officer